

# WOOD BOOKKEEPING

## 3751 BROADWAY

### GROVE CITY, OHIO 43123

OWNER/DEVELOPER  
KLO, LLC.  
I.N. 200812240183889  
CONTACT: MR. DONALD WOOD  
PH. (614) 875-1040

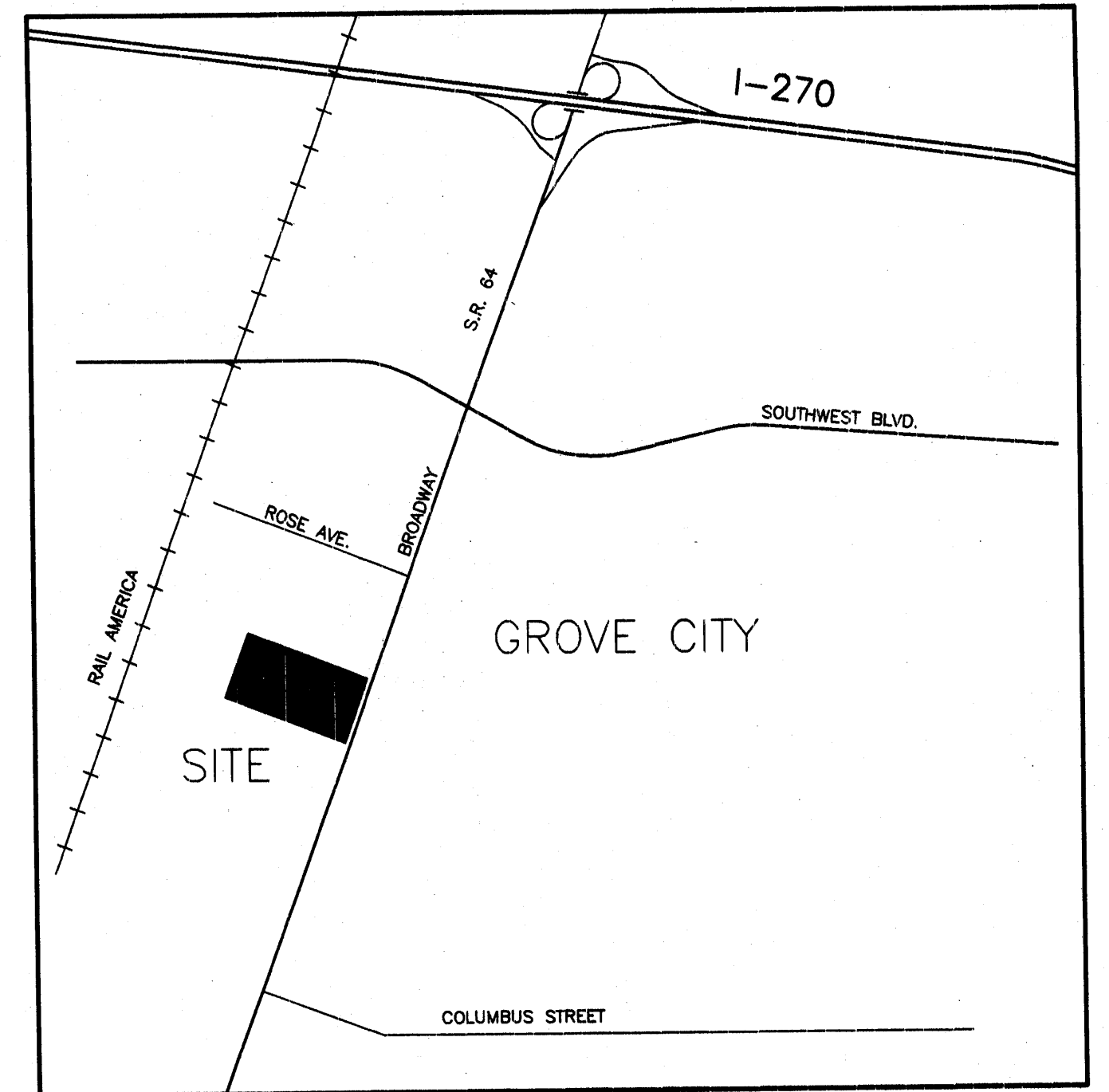
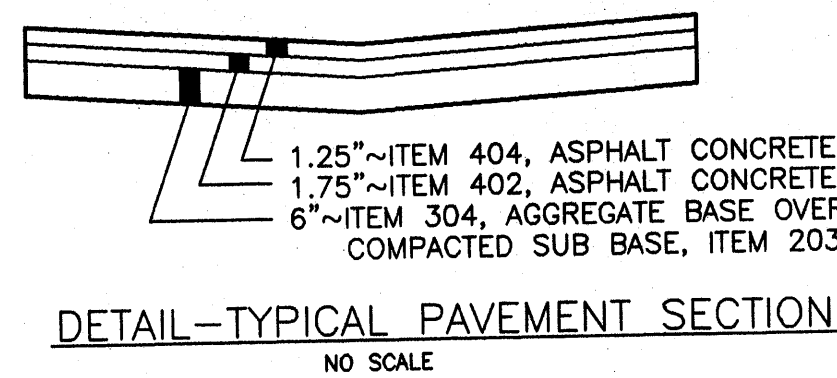
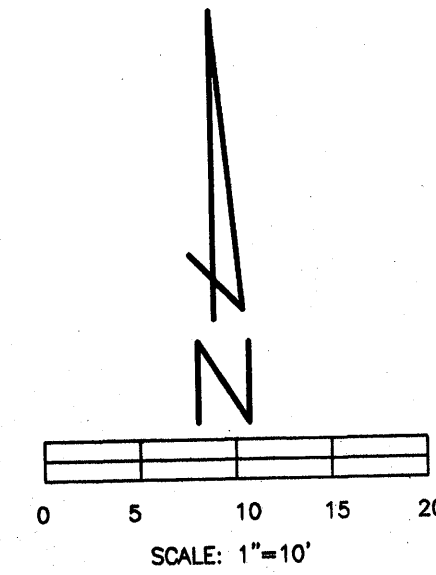
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND CITY OF GROVE CITY, BEING LOTS SEVEN (7) AND EIGHT (8) IN A.R. AND C.L. EESLEY'S ADDITION TO THE CITY OF GROVE CITY, AS FOUND IN PLAT BOOK 10, PAGE 395, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

0.247 AC.  
ZONED PSO PROFESSIONAL SERVICES

EXISTING CONDITIONS:  
THE SITE IS EMPLOYED AS A PRIVATE BUSINESS FOR BOOKKEEPING AND TAX PREPARATION. THE HOUSE CONSISTS OF APPROXIMATELY 1,067 S.F. OF USABLE SPACE. A TWO CAR GARAGE EXISTS ON SITE WITH A PAVED AND COVERED PATIO AREA. A GRAVEL PARKING LOT IS PROVIDED ON THE SOUTH SIDE OF THE BUILDING. ALL NECESSARY UTILITIES ARE AVAILABLE ON SITE.

PROPOSED IMPROVEMENTS:  
THERE ARE NO IMPROVEMENTS PLANNED FOR THE INTERIOR OF THE BUILDING AT THIS TIME. IMPROVEMENTS ARE LIMITED TO PARKING LOT PAVING AND GRADING WITH AN ACCESS EASEMENT ONTO THE ADJACENT UNDERWOOD 12' DRIVEWAY. THE UNDERWOOD DRIVE IS TO BE RESURFACED WITH THE PAVEMENT EXTENDED TO THE PROPERTY LINE TO FORM ONE CONTINUOUS ASPHALT SURFACE.

ALTHOUGH DRAINAGE IS REQUIRED, THERE IS MINIMAL CHANGE TO THE EXISTING IMPERVIOUS AREA, CONSEQUENTLY PONDING IS NOT A REQUIREMENT FOR THIS PROJECT.  
NO ADDITIONAL STRUCTURES ARE PROPOSED FOR THIS SITE.



#### PHASED DEVELOPMENT

THIS PROJECT IS PROPOSED TO BE DEVELOPED IN TWO PHASES

- PHASE 1. CONSTRUCT PAVEMENT AREAS AS PER THE GRADING PLAN, INSTALL LANDSCAPING IN COORDINATION WITH FORESTER'S DIRECTION
- PHASE 2. INSTALL VERTICAL LIFT AND ASSOCIATED ADA ITEMS FOR COMPLIANCE.

#### BENCH MARK

AN ASSUMED BENCH MARK IS ESTABLISHED AT THE TOP OF CASTING OF THE EXISTING STORM SEWER CURB INLET IMMEDIATELY NORTH OF THE DRIVEWAY ENTRANCE TO THE SITE, 3751 BROADWAY, GROVE CITY, OHIO.

ASSUMED ELEVATION=100.00

#### STANDARD CONSTRUCTION DRAWINGS

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.

GROVE CITY C-GC-4  
CITY OF COLUMBUS AA-S141  
C-GC-58

SPECIAL ATTENTION IS DIRECTED TO CHAPTER 1138, LANDSCAPING, OF THE CITY OF GROVE CITY PLANNING AND ZONING TEXT TO ASSURE COMPLIANCE WITH THE CITY OF GROVE CITY REGULATIONS.

RECEIVED

FEB 11 2011

GC PLANNING COMMISSION

#### REVIEWED/APPROVED:

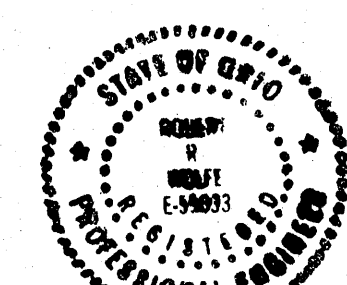
APPROVAL BY THE CITY OF GROVE CITY SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ADMINISTRATOR, GROVE CITY, OHIO	DATE
SERVICE DIRECTOR, CITY OF GROVE CITY, OHIO	DATE
REVIEWED FOR THE CITY OF GROVE CITY, OHIO	DATE
JACKSON TOWNSHIP FIRE DEPARTMENT	DATE

DRAWING INDEX:  
SHEET 1. DEVELOPMENT PLAN  
SHEET 2. GRADING PLAN

FLOOD PLAIN INFORMATION:  
FEMA FIRM COMMUNITY PANEL NO. 390173-0001.

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



PREPARED BY *Robert R. Wolfe* 2-12-11  
REGISTERED ENGINEER/NO. 55033 DATE

PH./FAX. 614-792-0485	
BOB WOLFE ENGINEERING 7179 LAKEBROOK BLVD. COLUMBUS, OHIO 43235	
WOOD BOOKKEEPING 3751 BROADWAY	
FINAL SITE DEVELOPMENT PLAN #201009300043	
SCALE AS SHOWN	DATE 02-02-11
DRAWN BY RFW	CHECKED BY 1/2

EXISTING AREAS

EXISTING OFFICE/HOUSE/PORCH	2,075 S.F.
USABLE INTERIOR SPACE (1,060 S.F.)	
EXISTING GARAGE + DECK	780 S.F.
EXISTING GRAVEL DRIVE	2,787 S.F.
EXISTING SIDEWALKS	263 S.F.
TOTAL IMPERVIOUS AREA	5,905 S.F. (55%)

PROPOSED IMPROVEMENTS

PARKING	3,148 S.F.
NEW SIDEWALK	273 S.F.
SIDEWALK REMOVAL	-96 S.F.
EX. OFFICE/HOUSE	2,075 S.F.
EX. GARAGE/DECK	780 S.F.
TOTAL IMPERVIOUS AREA	6,180 S.F. (58%)

11/22/10 BZA MEETING:  
VARIANCES APPROVED TO REDUCE  
REQ'D PARKING SPACES TO 7  
AND ELIMINATE REQ'D PARKING  
SETBACK AND LANDSCAPING ALONG  
THE SOUTH LOT LINE.

#### PLANT LIST

EXIST. TREES  
1 CRAB APPLE  
1 RIVER BIRCH  
1 CRIMSON MAPLE  
1 WEeping CHERRY  
1 DOGWOOD  
ARBORVITAE #24" C/C  
1 RED. AT PARKING LOT EDGE  
2 REQ. AT BASE OF SIGN  
W/ DAY LILIES

ALL BURLAP SHALL BE REMOVED  
PRIOR TO PLANTING  
NOTE: ANY GRASSY AREAS DISTURBED  
DURING CONSTRUCTION MUST BE HYDRO-  
SEEDED WHEN CONSTRUCTION IS COMPLETE.



THE CURRENT CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, TOGETHER WITH THE REQUIREMENTS OF THE CITY OF GROVE CITY SHALL GOVERN ALL MATERIALS AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THIS PLAN, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY INDICATED NOTES OR DETAILS.

**STORM SEWER PIPE--**  
STORM SEWERS SHALL BE EITHER REINFORCED CONCRETE PIPE, 706.02, POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR 35, OR ADS-N12.

**CATCH BASINS-**  
THE CATCH BASINS SHALL BE AS SHOWN ON GROVE CITY STANDARD DRAWING C-GC-4,  
WITH HEAVY DUTY FRAME AND GRATE, AA-S141 (CITY OF COLUMBUS) WHERE INDICATED.

**BEDDING—**  
BEDDING SHALL BE AS SHOWN ON GROVE CITY STANDARD DRAWING C-GC-26.  
AGGREGATE FOR BEDDING SHALL BE NO. 7, NO. 78 OR NO. 8, ITEM 703.

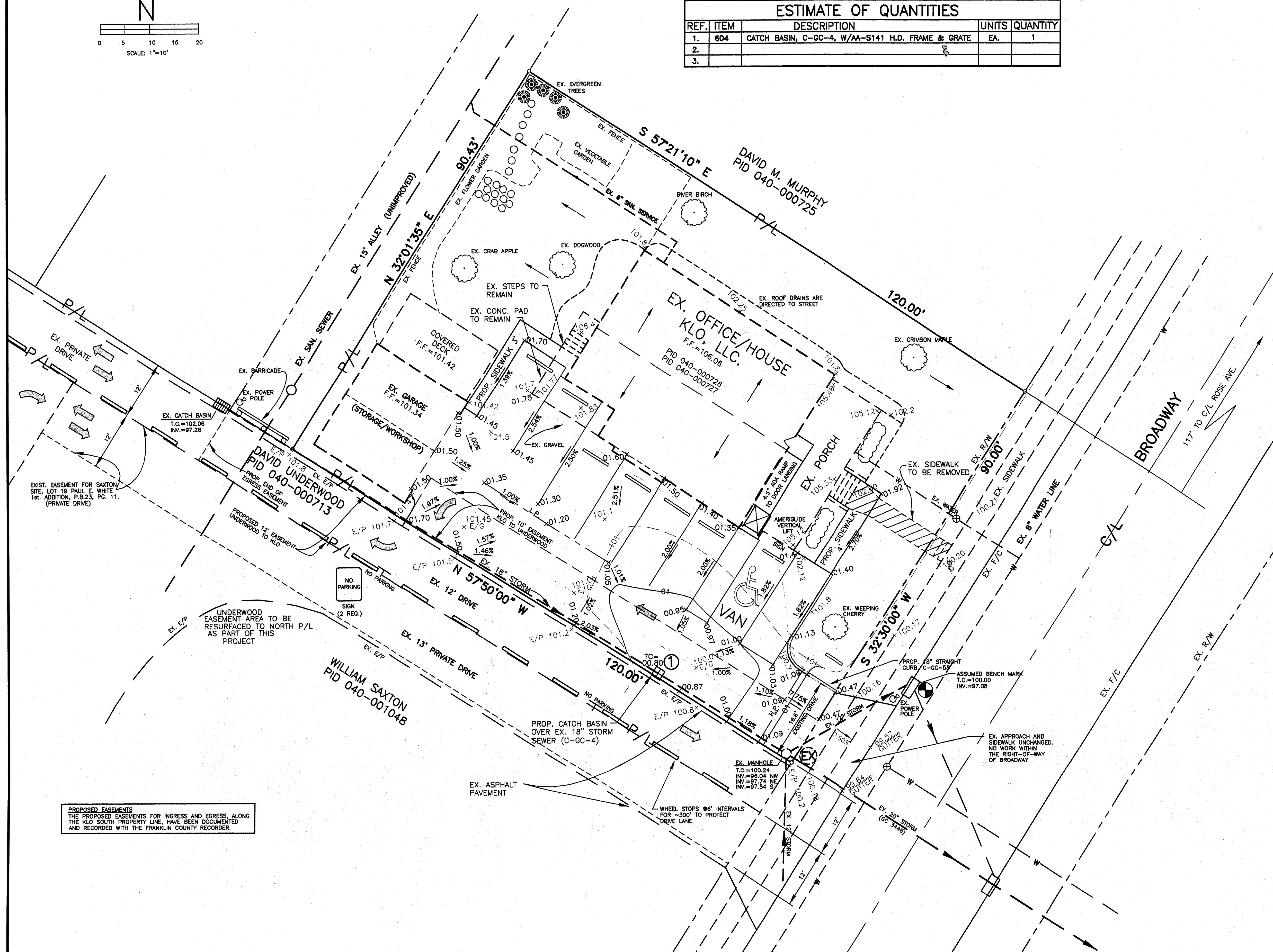
**BACKFILL-**  
ALL TRENCHES UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" BACKFILL, (C-GC-26) FROM THE TOP OF THE BEDDING MATERIAL TO THE PAVEMENT SUBGRADE OR TO A PLANE SIX INCHES BELOW THE TOP OF GROUND. ALL OTHER TRENCHES SHALL BE BACKFILLED WITH TYPE "B" BACKFILL.


THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764, 48 HOURS BEFORE STARTING CONSTRUCTION. THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE DETERMINED BY THE CONTRACTOR BEFORE STARTING WORK.


ALL PLASTIC PIPE SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM 901.


ALL EXISTING STORM SEWERS EMPLOYED FOR THIS PLAN MUST BE CLEARED OF ANY DEBRIS AND INSPECTED AND APPROVED BY THE CITY OF GROVE CITY AS A PART OF THIS PLAN.

ESTIMATE OF QUANTITIES				
REF.	ITEM	DESCRIPTION	UNITS	QUANTITY
1.	604	CATCH BASIN, C-GC-4, W/AA-S141 H.D. FRAME & GRATE	EA.	1
2.				
3.				



EXISTING GRADES AND CONTOURS ARE SHOWN AS  101 x 101.35

PROPOSED GRADES AND CONTOURS ARE SHOWN AS  01 x 01.35

MAJOR FLOOD ROUTING IS SHOWN AS 

**2 WORKING DAYS  
BEFORE YOU DIG**

**CALL TOLL FREE 800-362-276**

**OHIO UTILITIES PROTECTION SERVICE**

PH./FAX. 614-792-0485

**BOB WOLFE ENGINEERING**  
7179 LAKEBROOK BLVD.  
COLUMBUS, OHIO 43235

**WOOD BOOKKEEPING**  
**3751 BROADWAY**

## GRADING & DRAINAGE PLAN

PREPARED BY: Robert R. Wolfe 2-12-  
REGISTERED ENGINEER NO. 55033 DA

SCALE	DATE	DRAWN BY	DWG. NO.
AS SHOWN	02-02-11	JDC	2/2